

METRO NASHVILLE HOUSING DIVISION

DEVELOPER RESOURCES

Metro Nashville partners with various non- and for-profit developers to create and preserve housing.

RESOURCES AT GLANCE

The following table provides an overview of developer resources available through the Metro Housing Division.

Program	Rental New Construction	Rental Rehab	Homeownership New Construction	Owner - Occupied Rehab**	Rental Assistance	Enhanced Infrastructure Improvements
Barnes Fund	≤60% AMI*	N/A	≤80% AMI*	≤80% AMI	N/A	N/A
CHIP	***	***	***	N/A	N/A	100% units @ ≤80%
Mixed-Income PILOT	≤75% AMI	≤75% AMI	N/A	N/A	N/A	N/A
Permit & Departmental Priority Review	See eligibility criteria.			N/A	N/A	N/A

*Includes funding for acquisition.

**Indicates funding available to organizations to undertake for owner-occupied rehab. This does not indicate assistance available directly to homeowners.

***Types of housing projects eligible.

BARNES FUND FOR AFFORDABLE HOUSING

In 2013, Metro Nashville created its first housing trust fund to leverage affordable housing resources county-wide. Named after longstanding community advocate Rev. Bill Barnes, the Barnes Fund perpetuates his dedication to affordable housing for the people of Nashville. The Metropolitan Housing Trust Fund Commission oversees that Barnes Fund grants are administered in this mission-centered and responsible manner.

The Barnes Fund makes awards to nonprofit housing developers and nonprofit-led partnerships to create new rental (≤60% AMI) and homeownership (≤80% AMI) housing and preserve owner-occupied (≤80% AMI) housing using a competitive application process. Applicants may apply for both equity funding and back-tax Metro-owned properties. All funding is distributed to grantees on a reimbursement basis.

- ❖ Application – **Round 12 for ARPA Shared Equity Housing; Co-op Housing; and Homesharing Improvements is expected to open late September/early October 2023. Round 13 – Regular round is expected to open late October/early November 2023.** If you would like to be notified of upcoming opportunities, please email Rasheedah.Pardue@nashville.gov.

MIXED INCOME PAYMENT IN LIEU OF TAX (PILOT) PROGRAM

To incentivize mixed-income housing that is affordable to households with incomes at 50% or 75% or less of the area median income for the Nashville-Davidson MSA in multifamily properties that otherwise would not have any income-restricted units. Based on the percentage of income-restricted units made available, Metro Nashville offers a tiered program whereby a percent of property taxes is abated for a specified number of years.

The amount of property taxes that can be approved for abatement in a calendar year cannot exceed \$3 Million. Applications are submitted to the Metro Housing Division and approved by the Health and Educational Facilities Board (HEFB). The first round opened in July, and awards approved by the HEFB in October and November will result in 466 new units in the downtown and surrounding areas.

- ❖ Application – **We expect to open the next application window late September 2023.** Email us at metrohousing@nashville.gov if you would like additional information or to be notified when the next round opens.

CONNECTING HOUSING TO INFRASTRUCTURE PROGRAM (CHIP)

CHIP is a new Nashville housing tool that offers affordable housing developers the opportunity to connect affordable housing to enhanced infrastructure investments to improve the health and safety of neighborhoods. Developers will still be required to pay for standard infrastructure improvements. However, if the opportunity exists to significantly enhance the infrastructure for the benefit of the surrounding community, Metro will share the cost of the enhanced infrastructure.

- ❖ Application – Metro has allocated \$2 Million for the initial round of funding, and the Housing Division will accept applications until all funding has been awarded. Email us at metrohousing@nashville.gov if you would like additional information.

DEPARTMENTAL & PERMIT PRIORITY REVIEW

Metro offers prioritization for departmental review of certain permit applications and related reviews for qualifying affordable housing developments.

- ❖ Email us at metrohousing@nashville.gov if you would like additional information.

DOING BUSINESS WITH METRO

In addition to these resources, Metro issues opportunities to purchase goods and services through its Procurement Office. A business must register in iSupplier before working with Metro. This includes subcontractors, who must be registered before they are included in a prime contractor's offer.

- ❖ For information about current opportunities and how to register in iSupplier, go to: <https://www.nashville.gov/departments/finance/procurement>.